

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: FAIRFAX  
Local Government Number: 57G544

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
FAIRFAX URBAN RENEWAL	57050	7

**TIF Debt Outstanding:** 10,036,964

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	43,489	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	706,060
TIF Sp. Revenue Fund Interest:	871
Asset Sales & Loan Repayments:	26,846
<b>Total Revenue:</b>	<b>733,777</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	766,101
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>766,101</b>

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	11,165	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance:** 9,259,698

## Urban Renewal Area Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL  
 UR Area Number: 57050

UR Area Creation Date: 11/1998

This UR Plan was developed to help local officials promote economic development in Fairfax. Primary goal is to stimulate, through public involvement & commitment, private investment in new & expanding commercial, industrial, & residential development.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FAIRFAX CITY/COLLEGE SCH/FAIRFAX CITY/INCREMENT	57379	57380	15,173,039
FAIRFAX CITY AG/COLLEGE SCH/FAIRFAX CITY/INCREMENT	57381	57382	0
FAIRFAX CITY/COLLEGE SCH/FAIRFAX AMEND TIF INCREM	57440	57441	7,286,814
FAIRFAX CITY AG/COLLEGE SCH/FAIRFAX AMEND TIF INCREM	57442	57443	0
FAIRFAX CITY/COLLEGE SCHOOL/AMEND # 1 UR TIF INCREMENT	57624	57625	5,760,292
FAIRFAX CITY AG/COLLEGE SCHOOL/AMEND # 1 UR TIF INCREMENT	57626	57627	0
FAIRFAX CITY/COLLEGE SCH/UR # 3 TIF INCREM	57720	57721	0

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	118,400	135,896,593	14,836,300	343,100	0	-198,164	150,996,229	0	150,996,229
Taxable	70,961	71,775,960	14,836,300	343,100	0	-198,164	86,828,157	0	86,828,157
Homestead Credits									586

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **43,489** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 706,060  
 TIF Sp. Revenue Fund Interest: 871  
 Asset Sales & Loan Repayments: 26,846  
**Total Revenue: 733,777**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 766,101  
 Returned to County Treasurer: 0  
**Total Expenditures: 766,101**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **11,165** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For FAIRFAX URBAN RENEWAL

### WWTF Project 2008B

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

### Sanitary Sewer Improvements 2008A

Description:	sanitary sewer system improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Water Main Replacement 2009

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Remote Meter Read Program

Description:	remote meter read program
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

### Library Improvements

Description:	library building improvements
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

### Park & Athletic Fields

Description:	new park with athletic fields, trail, playground, and building
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	No

### Drainage Improvements 2009

Description:	drainage improvements
Classification:	Roads, Bridges & Utilities

Physically Complete:	Yes
Payments Complete:	No

## **WWTF Project 2008A**

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## **Sewer System Improvements 2004**

Description:	sanitary sewer system improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **WWTF Project 2005**

Description:	waste water treatment facility project
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	Yes
Payments Complete:	No

## **Water Main Replacement 2011**

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **Water Main Replacement 2012**

Description:	water main replacement
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **Sanitary Sewer & Water Extensions**

Description:	sewer and water lines extensions
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## **Parking Lot Improvements**

Description:	parking lot improvements
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## **Administrative Fees**

Description:	loan processing fees
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

## **East Cemetery Rd Area Improvements Phase 1**

Description:	water and sewer extension and drainage improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **East Cemetery Rd Area Improvements Phase 2**

Description:	drainage improvements, street reconstruction
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## **Trail Project 2014**

Description:	trail with pedestrian bridge
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For FAIRFAX URBAN RENEWAL

### \$780,000 GO, Series 2008B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	315,000
Interest:	3,266
Total:	318,266
Annual Appropriation?:	No
Date Incurred:	04/23/2008
FY of Last Payment:	2014

### \$560,000 GO, Series 2008A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	285,000
Interest:	24,870
Total:	309,870
Annual Appropriation?:	No
Date Incurred:	03/11/2008
FY of Last Payment:	2018

### \$650,000 GO, Series 2005

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	180,000
Interest:	1,916
Total:	181,916
Annual Appropriation?:	No
Date Incurred:	10/13/2005
FY of Last Payment:	2014

### \$790,000 GO, Series 2009

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	650,000
Interest:	119,488
Total:	769,488
Annual Appropriation?:	No
Date Incurred:	03/24/2009
FY of Last Payment:	2021

### \$139,000 GO, SRF Series 2010

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	98,000
Interest:	26,715
Total:	124,715
Annual Appropriation?:	No
Date Incurred:	02/10/2010
FY of Last Payment:	2029

## **\$540,000 GO, Series 2011**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	490,000
Interest:	79,243
Total:	569,243
Annual Appropriation?:	No
Date Incurred:	05/12/2011
FY of Last Payment:	2022

## **\$590,000 GO, Series 2012**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	515,000
Interest:	24,603
Total:	539,603
Annual Appropriation?:	No
Date Incurred:	06/26/2012
FY of Last Payment:	2020

## **\$2,260,000 GO, Series 2001B**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,085,000
Interest:	319,350
Total:	2,404,350
Annual Appropriation?:	No
Date Incurred:	11/10/2011
FY of Last Payment:	2024

## **\$2,485,000 GO, Series 2013**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,485,000
Interest:	692,643
Total:	3,177,643
Annual Appropriation?:	No
Date Incurred:	09/10/2013
FY of Last Payment:	2025

## **\$1,330,000 GO, Series 2014**

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,330,000
Interest:	247,579
Total:	1,577,579
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2027

## **\$26,845.75 Interfund Loan 2014**

Debt/Obligation Type:	Internal Loans
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Principal:	26,846
Interest:	0
Total:	26,846
Annual Appropriation?:	No
Date Incurred:	05/13/2014
FY of Last Payment:	2015

## Administrative Expenses

Debt/Obligation Type:	Internal Loans
Principal:	37,445
Interest:	0
Total:	37,445
Annual Appropriation?:	No
Date Incurred:	04/08/2014
FY of Last Payment:	2029



## Non-Rebates For FAIRFAX URBAN RENEWAL

TIF Expenditure Amount:	79,270
Tied To Debt:	\$560,000 GO, Series 2008A
Tied To Project:	Sanitary Sewer Improvements 2008A

TIF Expenditure Amount:	90,197
Tied To Debt:	\$790,000 GO, Series 2009
Tied To Project:	Water Main Replacement 2009

TIF Expenditure Amount:	6,511
Tied To Debt:	\$139,000 GO, SRF Series 2010
Tied To Project:	Remote Meter Read Program

TIF Expenditure Amount:	63,510
Tied To Debt:	\$540,000 GO, Series 2011
Tied To Project:	Library Improvements

TIF Expenditure Amount:	64,667
Tied To Debt:	\$590,000 GO, Series 2012
Tied To Project:	Water Main Replacement 2011

TIF Expenditure Amount:	222,890
Tied To Debt:	\$2,260,000 GO, Series 2001B
Tied To Project:	Water Main Replacement 2012

TIF Expenditure Amount:	600
Tied To Debt:	\$560,000 GO, Series 2008A
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	456
Tied To Debt:	\$790,000 GO, Series 2009
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	201
Tied To Debt:	\$139,000 GO, SRF Series 2010
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	500
Tied To Debt:	\$540,000 GO, Series 2011
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	381
Tied To Debt:	\$590,000 GO, Series 2012
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	500
Tied To Debt:	\$2,260,000 GO, Series 2001B
Tied To Project:	Administrative Fees

TIF Expenditure Amount:	235,918
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Tied To Debt:	\$2,485,000 GO, Series 2013
Tied To Project:	East Cemetery Rd Area Improvements Phase 1
TIF Expenditure Amount:	500
Tied To Debt:	\$2,485,000 GO, Series 2013
Tied To Project:	Administrative Fees

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Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2014

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/FAIRFAX CITY/INCREMENT  
 TIF Taxing District Inc. Number: 57380  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	57,173,456	13,773,600	343,100	0	-90,748	71,199,408	0	71,199,408
Taxable	0	30,197,082	13,773,600	343,100	0	-90,748	44,223,034	0	44,223,034
Homestead Credits									277

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	7,010,753	44,223,034	15,173,039	29,049,995	727,718

FY 2014 TIF Revenue Received: 376,789

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/FAIRFAX CITY/INCREMENT  
 TIF Taxing District Inc. Number: 57382  
 TIF Taxing District Base Year: 1997  
 FY TIF Revenue First Received: 2000  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2020

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1998

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	118,400	0	0	0	0	0	118,400	0	118,400
Taxable	70,961	0	0	0	0	0	70,961	0	70,961
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	155,759	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/FAIRFAX AMEND TIF INCREM  
 TIF Taxing District Inc. Number: 57441  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	40,293,373	0	0	0	-51,856	40,241,517	0	40,241,517
Taxable	0	21,281,582	0	0	0	-51,856	21,229,726	0	21,229,726
Homestead Credits									139

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	520,369	21,229,726	7,286,814	13,942,912	349,278

FY 2014 TIF Revenue Received: 183,962

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCH/FAIRFAX AMEND TIF INCREM  
 TIF Taxing District Inc. Number: 57443  
 TIF Taxing District Base Year: 2000  
 FY TIF Revenue First Received: 2003  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/2001

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	64,274	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCHOOL/AMEND # 1 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 57625  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,130,262	909,500	0	0	-24,076	31,015,686	0	31,015,686
Taxable	0	15,913,784	909,500	0	0	-24,076	16,799,208	0	16,799,208
Homestead Credits									106

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,657,616	16,799,208	5,760,292	11,038,916	276,531

FY 2014 TIF Revenue Received: 145,309

### TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY AG/COLLEGE SCHOOL/AMEND # 1 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 57627  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2028

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2006

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	74,543	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: FAIRFAX (57G544)  
 Urban Renewal Area: FAIRFAX URBAN RENEWAL (57050)  
 TIF Taxing District Name: FAIRFAX CITY/COLLEGE SCH/UR # 3 TIF INCREM  
 TIF Taxing District Inc. Number: 57721

TIF Taxing District Base Year:	0	<b>UR Designation</b>	
FY TIF Revenue First Received:		Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,299,502	153,200	0	0	-31,484	8,421,218	0	8,421,218
Taxable	0	4,383,512	153,200	0	0	-31,484	4,505,228	0	4,505,228
Homestead Credits									64

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	4,505,228	0	4,505,228	112,858

FY 2014 TIF Revenue Received: 0